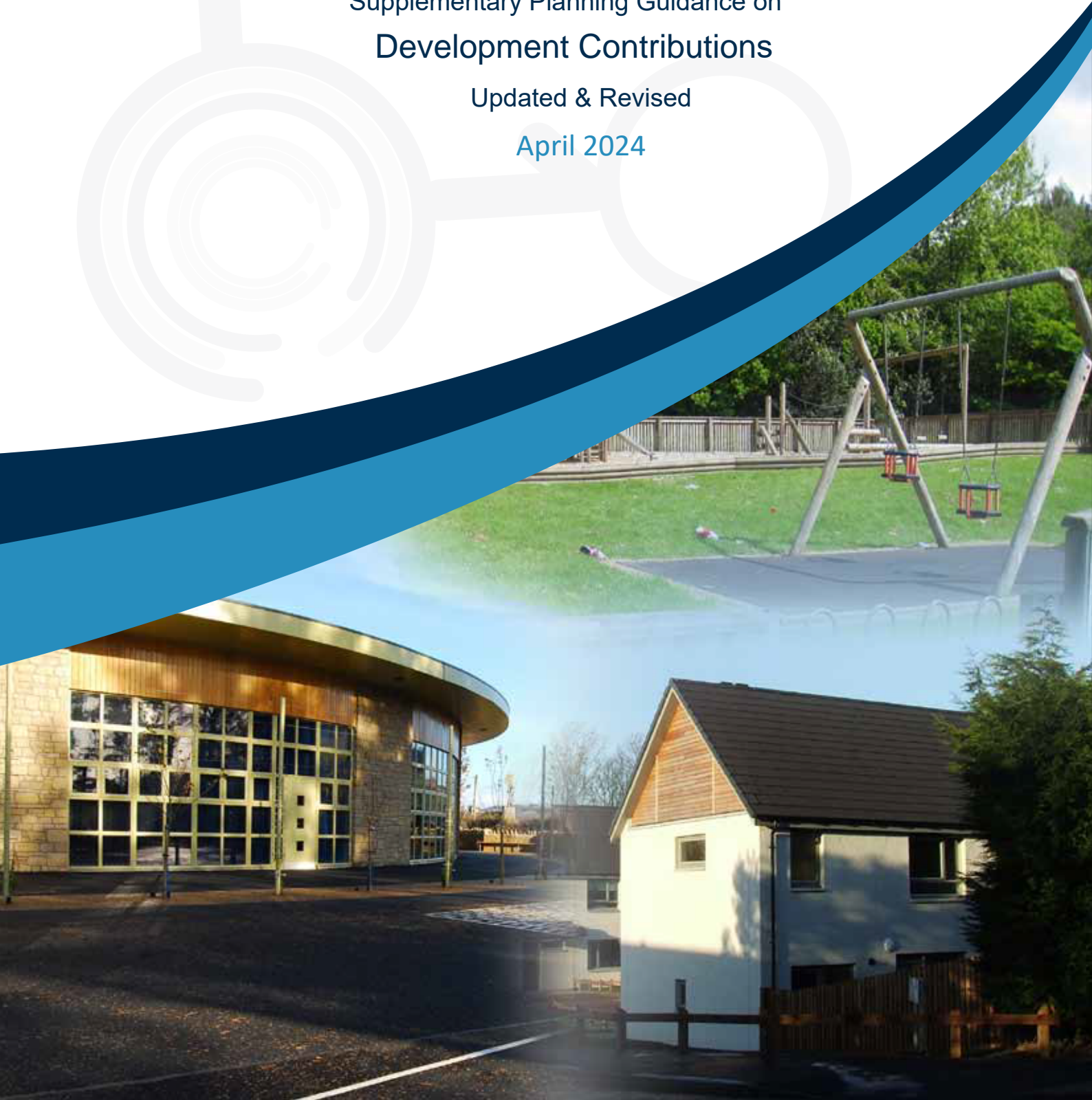


Scottish Borders Local Development Plan

Supplementary Planning Guidance on
Development Contributions

Updated & Revised

April 2024



**Building a Better
Scottish Borders**

Scottish Borders Local Development Plan

Supplementary Planning Guidance No. 9 on

Development Contributions

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1 Introduction and Purpose

1.1 Introduction

- 1.1.1 Scottish Borders Council (SBC) is looking forward to further facilitating sustainable growth within the Scottish Borders local authority area. A combination of unique built and natural environments combined with first class services, infrastructure and facilities assures the Scottish Borders as a premiere location in which to live and conduct business.
- 1.1.2 However, in order to ensure that the rich quality of life enjoyed in the Scottish Borders is not compromised by development, SBC considers that it is necessary not only to sustain the level of services, infrastructure and facilities provided to existing residents, but also to expand them to accommodate pressures emanating from additional commercial and residential investment.
- 1.1.3 In order to achieve the necessary balance of facilitating development whilst preserving the qualities that make the Scottish Borders so special, the consistent and equitable application of sensitive yet robust planning policy is required. Central to this philosophy is the understanding that development cannot be endorsed by SBC unless the necessary services, infrastructure and facilities are either in place, or can be put in place, to accommodate them. Consequently, development contributions may be sought to mitigate against the projected impacts on service delivery that may result from development activity. These can include contributions not only towards the provision of services, facilities and infrastructure but also, where appropriate, their on-going associated costs.
- 1.1.4 SBC recognises that, whilst the Scottish Borders has experienced strong development growth, sectoral downturns and associated challenges facing the development industry inevitably comprise part of development cycles. Consequently, from policy inception and initial implementation, an understanding of the requirement to accommodate changing economic factors that may influence development activity prevailed. Wherever possible, SBC will, upon request and subject to negotiation, collaborate with applicants to structure contribution requirements by phasing in line with development activity in a way that will both provide the services, facilities and infrastructures that development necessitates whilst simultaneously assisting with the facilitation of conditions required for development to occur.
- 1.1.5 Development Contribution policy is not unique to SBC, and is applied by most local authorities. The policy is widely accepted by the development industry as constituting a legitimate and necessary development cost and is typically factored into their development appraisals as a matter of course. SBC fully recognises the symbiotic relationship between prospective developers and planning authority and consequently promotes a collaborative approach towards Development Contribution policy implementation.
- 1.1.6 Historically, and relative to other local authority areas, the scale of development proposals in the Scottish Borders have been comparatively small, often comprising developments of less than ten residential units. Consequently, the anticipated cumulative impacts of all developments on service provision are required to be considered when assessing development contribution necessity. As a result, even

single residential unit planning proposals may have identifiable impacts upon service delivery that requires development contributions to accommodate them.

- 1.1.7 SBC is firmly of the opinion that new development should not adversely impact upon existing levels of service provision. The fundamental policy premise is that those developments identified as being potentially responsible for any increased burdens upon services, infrastructure or facilities should provide contributions towards the financial costs of enhancing them to appropriate levels. As a result, the release of planning consent may be conditional upon a legal agreement between the applicant and local authority being entered into. This would regulate the delivery of appropriate development contributions necessitated by the anticipated increased burdens resulting from their proposed development.
- 1.1.8 Generally, where the anticipated impacts of development can be mitigated by planning conditions, this option will be exercised in preference to the requirement for legal agreements.
- 1.1.9 Development contributions are sought by SBC for instances where the projected impacts of proposed cumulative development cannot be accommodated by existing services, infrastructure and facilities. They are also necessary where infrastructure has been provided by SBC in advance of additional burdens being generated by development until such time as the costs of providing the identified additional capacity have been fully recovered. Forward funded infrastructure provision can facilitate development when otherwise it would be precluded. It is therefore appropriate that such development enabling investment made by SBC is retrospectively recouped from subsequent developments which utilise this increased service, infrastructure and facility capacity. However, where existing capacity exists that has not been forward funded by SBC, and anticipated additional burdens created by proposed developments can be adequately absorbed, contributions will not be sought.
- 1.1.10 Contributions are required to be utilised specifically for the purpose sought and disbursed in full compliance with the terms of the associated legal agreement from which they are derived. They should not be used for any other purpose or to subsidise non-related local authority activities. Any contributions not disbursed within the terms of the associated legal agreement are required to be returned to the contributor with the addition of stipulated interest.
- 1.1.11 Any services, infrastructure or facilities may require contributions towards their expansion to absorb the anticipated increased burdens generated by cumulative development activities. However, the current predominant contribution requirements in SBC are, in no priority ranking, for:
- Access & Countryside
 - Affordable Housing (AH)
 - Education and Lifelong Learning (E & LL)
 - Green Space and Play Areas
 - Transport infrastructure
 - Waverley line re-instatement
 - Miscellaneous e.g. landscape and open spaces, trees and woodland, sport, recreation and community facilities, built and natural heritage, crime prevention, recycling and waste management, street furniture, art and ancillary equipment.

1.1.12 SBC requires all its staff and members to observe the highest ethical standards when carrying out its business. It accordingly undertakes to treat all applicants fairly and equitably, negotiating strictly within the boundaries of the appropriate regulatory framework and with due regard to its own Code of Conduct.

1.2 Purpose

1.2.1 This Supplementary Planning Guidance (SPG) sets out the basis for a consistent and transparent approach to implementing the Council's policy on development contributions. The information provided will be of particular interest to landowners, developers and other stakeholders engaging with the planning process. It should, however, be noted that this information is essentially for indicative purposes only providing general guidance on policy and associated potential implications for proposed development in the Scottish Borders.

1.2.2 Development contribution policy and other relevant SBC documents can be accessed via the Council's website (www.scotborders.gov.uk) or from the Planning and Economic Development Department, Council HQ, Newtown St Boswells, TD6 0SA.

1.2.3 A key objective of providing guidance on development contribution policy is to facilitate informed decision making by those involved in the development process. This allows potential financial implications to be factored into development appraisals prior to commercial decisions and actions being undertaken.

1.2.4 SBC recognises that, although the broad principles and policies related to development contributions can be set out in guidance, the outcomes can be more complex for individual development proposals. SBC employs a Development Negotiator to assist interested parties with the identification of contribution requirements, provide a provisional assessment of contribution liabilities that their proposed development may attract and advise on the appropriate delivery mechanism for the contributions.

1.2.5 Whilst this SPG provides a useful overview, any party with a vested interest in a proposed development is encouraged to contact the Development Negotiator prior to committing to any commercial decisions, with a view to ascertaining a more definitive assessment of potential policy implications.

2 Legal authority/Government guidance and Policy context

2.1 Legal authority and Government guidance

2.1.1 The key government legislation and guidance pertinent to development contributions are:

- Circular 1/2010 - this document provides a statement of Government policy, containing guidance on policy implementation
- Section 75 (s 75) of the Town & Country Planning (Scotland) Act 1997,
- Section 69 (s 69) of the Local Government (Scotland) Act 1973.
- The Waverley Railway (Scotland) Act 2006, sections 38 and 40 of which govern

planning agreements and contributions required by the Waverly Railway reinstatement project.

- 2.1.2 Other legislative and guidance instruments may also be relevant, though for more specific contributions:
- Planning Advice Note 74 (PAN 74), is a government advice note on affordable housing
- 2.1.3 SBC policy reflects the requirements and guidance set out in these relevant documents.
- 2.1.4 The provision of a financial payment or other “in-kind” contribution should never be used as a reason to approve a development proposal that contravenes planning policy and is unacceptable on planning grounds. However, where a development is otherwise acceptable in policy terms, development contributions can provide a mechanism for applicants to fund or contribute to the provision, enhancement and/or maintenance of services, infrastructure and facilities to overcome constraints thereby enabling their development to proceed.
- 2.1.5 The Use of Planning Agreements: Scope and Limitations are set out in paragraphs 8 – 10 of Circular 1/2010. Specifically, paragraphs 9 and 10 state:

“9. Planning authorities must consider each planning application on its merits and reach a decision in accordance with the terms of the development plan, unless material considerations indicate otherwise. Planning agreements have a limited but useful role to play in the development management process where they can be used to overcome obstacles to the grant of planning permission. An agreement may mean that development can be permitted or enhanced whilst potentially negative impacts on land use; the environment and infrastructure could be reduced, eliminated or compensated for. Planning agreements should, however, always be between willing parties.

10. It is not possible to indicate all appropriate circumstances for using planning agreements. Planning authorities should therefore take decisions based on the circumstances of the relevant development plan, the proposed development, and the tests set out in this circular.”

- 2.1.6 The principles enshrined in Circular 1/2010 are reflected by SBC policy and its implementation:
- Legal agreements are necessary
 - Legal agreements serve a planning purpose
 - Planning agreements relate to the development being proposed
 - Planning agreements terms are proportionate in scale and kind to the proposed development
 - Planning agreements satisfy a test of reasonableness reflecting the circumstances of particular applications. Full cognisance is taken of the following questions when the requirement for a contribution is assessed:
 - Is an agreement needed to enable a development to go ahead?

- In the case of financial payments, will these contribute to the cost of providing necessary facilities required as a consequence of or in connection with the development in the near future?
- Is the requirement in the agreement so directly related to the regulation of the proposed development that it should not be permitted without it?

2.2 Policy context

- 2.2.1 All relevant legislation and associated guidance is reflected in SBC policy and associated documents. Development Contribution policy is enshrined in both the approved Scottish Borders Consolidated Structure Plan, “The New Way Forward”, and the Adopted Scottish Borders Local Plan.
- 2.2.2 The date of registration for a planning application is the general determinant of policy applicability, though advice from the planning authority should be sought in instances where dubiety about policy implications for specific applications exists.
- 2.2.3 Policy H1 - Affordable Housing sets out SBC policy requirements incumbent upon applicants of relevant development proposals.
- 2.2.4 Policy G5 - Developer Contributions sets out the requirement, premise and authority for Development Contributions.
- 2.2.5 Policy G6 - Development contributions related to railway re-instatement accords with the provisions of the Waverley Railway (Scotland) Act 2006. **(NB: the geographical area from which contributions are sought was last updated on 31 October 2006)**
- 2.2.6 Planning Briefs are Supplementary Planning Guidance (SPG) documents which summarise the Planning Authority's guidelines and requirements for the development of a particular site or collection of sites. A Planning Brief is generally produced for housing sites of a significant size or for particularly sensitive sites which require more detailed guidance. Details of likely development contribution requirements are specified within these documents.
- 2.2.7 Some policy requirements are the subject of their own specific SPGs and they should be considered in conjunction with this SPG:
- Affordable Housing
 - Green Space

3 Policy implementation

3.1 The planning process

- 3.1.1 Development contribution requirements will be assessed within the context of prevailing planning policy, allocated development sites and planning applications received.
- 3.1.2 Predominantly, but not exclusively, development contributions will be necessitated by

residential developments in areas where cumulative impacts are anticipated to have a detrimental affect upon existing services, infrastructure or facilities. Such requirements do not exclusively result from large scale developments and the cumulative potential impacts of small and medium-scale developments also necessitate accommodation into service provision assessments.

- 3.1.3 Although the nature and scale of proposed development is one consideration in determining the requirement for contributions, the geographical location of proposed development relative to existing service/facility/infrastructure capacity and prevailing policy are critical influences determining contribution requirement.
- 3.1.4 The development contribution requirements generated by the application of policy for smaller-scale residential developments of up to and including 4 residential units will generally, in the first instance, be dealt with by the Development Management (DM) officer responsible for processing the planning application.
- 3.1.5 However, in instances where contributions are necessitated for residential developments exceeding 4 units, or for commercial development applications that may attract a contribution requirement, then the Development Negotiator should comprise the primary liaison point.
- 3.1.6 If the requirement for a legal agreement is identified through the determination of a planning application, it's draft will be instructed by the DM officer or Development Negotiator (normally, an application may be approved subject to the applicant entering into a legal agreement, consent being withheld until satisfactorily concluded).

3.2 Contribution levels

- 3.2.1 Contribution requests are derived from an analysis of costs identified for the satisfaction of policy compliance and as assessed by the service provider making that request. For example, the contribution levels sought in instances where E & LL identify a requirement for a school extension are derived from an analysis of the costs of providing school extensions. However, any queries regarding contribution requests or their levels should be directed to the Development Negotiator in the first instance, and not the service provider directly.
- 3.2.2 Most contribution costs are indexed annually with effect from 1st April in line with Building Cost Information Service (BCIS) and Retail Price Index (RPI) indices and, where possible, taking cognisance of tender prices. The contribution amount payable will be the amount in force at the time of settlement.

3.3 Contribution disbursement

- 3.3.1 Contributions can only be disbursed or allocated within the terms of the associated legal agreement. Legal agreements stipulate not only the service, infrastructure or facility to be provided or enhanced, but also the time-frames within which they should be undertaken. If the timeframe is not met, this will result in the return of the relevant contribution by SBC with the addition of stipulated interest.

- 3.3.2 Generally, contributions are required by the terms of the relevant legal agreement to be disbursed within five years of receipt. However, there are occasions where the spend deadlines can vary:
- Some service providers, e.g. E & LL, may in certain instances require a longer period of capital programming for major projects than the five year norm would accommodate. Spend deadlines exceeding the five year norm may therefore require to be negotiated on an application by application basis.
 - Waverley contributions are regulated by the The Waverley Railway (Scotland) Act 2006, s40(2) stating that contributions are required to be applied within 12 months of receipt. In practice, this requires the contributions to be placed within a dedicated and ring-fenced account within 12 months of receipt, not to be actually “spent”.
 - Some contributions require on-going cost provision e.g. Play Areas require a 10 year inspection, maintenance and depreciation contribution. Clearly, such contributions necessitate programming for the specified purpose and will require legal agreements that accommodate the time-frames for their spend schedules.
- 3.3.3 In accordance with Circular 1/2010, paragraph 41, SBC will undertake to confirm that infrastructures and facilities to be provided under planning agreements are delivered.

3.4 Policy exemptions

- 3.4.1 Some types of development may, in terms of relevant policy, be exempt from contribution requirements. For example, most developments, or units within them, that satisfy SBC Affordable Housing Policy definitions would generally not be required to make development contributions.

NB: contributions sought for Green Space and Play Areas are not exempt from contribution requirements on the grounds of satisfying SBC Affordable Housing Policy definitions.

- 3.4.2 In addition to developments, or units within them, that are fully compliant with Affordable Housing Policy definitions, the following types of development are exempt from Education & Lifelong Learning (E & LL) contribution requirements:
- Residential units with only 1 bedroom
 - Pensioner bungalows or developments prohibitively restricting non-occupation by school age children
- 3.4.3 Generally, but not exclusively, new industrial and business development will only be required to meet the costs of any transport and environmental (particularly landscaping) works directly related to the proposed development. However, this could include instances where such developments, in association with others, are considered to have a resultant cumulative impact which justifies contributions.
- 3.4.4 Scottish Borders Council takes a proactive approach towards the facilitation of new development. Depending upon the prevailing economic climate, housing markets and the availability of development finance, factors that are understood and acknowledged by SBC, commercial project viability can be significantly affected. SBC appreciates that the effective co-ordination of development costs with revenues can be critical to project

viability. Consequently and where appropriately demonstrated, the contribution settlement point(s) within anticipated development programmes will be negotiated, agreed and factored into a S75 legal agreement in a manner that will assist with facilitating the building out of proposed projects.

- 3.4.5 Should it be satisfactorily demonstrated that even the sympathetic scheduling of a contribution settlement point(s) would inhibit development, SBC can, where appropriate, vary identified contribution requirements to assist with facilitating the project's commercial viability. If an applicant can satisfactorily demonstrate to SBC on a confidential "open book" basis that the strict application of policy would render an otherwise commercially viable project commercially unviable, then contribution requests may, where appropriate, be negotiated and varied.
- 3.4.6 Comprehensive development appraisals demonstrating the negative impact that contributions would have upon project viability are required to be fully disclosed to the Development Negotiator. Such information is required to be presented utilising a residual valuation methodology that illustrates the relationship between the anticipated development value of the proposed project against the global costs of project delivery. Development costs would include contribution requirements and acceptable levels of developer's profit in addition to construction, site acquisition, finance and professional costs and fees. Any such submissions may require to be tested by an independent third party, subject to client confidentiality, at the applicant's expense, in order to corroborate any commercial non-viability.

It should be noted that, deviation from policy requirements, including development contributions, cannot in most instances be endorsed under delegated authority and would need to be referred to the Planning and Building Standards Committee. Any "open book" analysis would be available to Committee members as a private report. The Committee will determine the application on the basis of its specific merits and the benefits of facilitating its delivery, weighed against the costs to SBC of reducing development contribution liability.

- 3.4.7 In addition, there may be special circumstances, due to exceptional site costs associated with developing a difficult site, where it would be appropriate for contributions to be varied. It is, however, incumbent upon the applicant to not only transparently demonstrate the negative impact that such costs would have upon project viability, but also that such costs could not reasonably have been foreseen prior to site purchase and were not therefore reflected in site acquisition.
- 3.4.8 In the event that reduced contribution liability is agreed, then SBC will be solely responsible for ascertaining the prioritisation of contributions accruing to relevant service, infrastructure and facility providers.

4 Legal agreements

4.1 Legal agreement mechanisms

4.1.1 S69 of the Local Government (Scotland) Act provides that, “a local authority shall have power to do any thing which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions”. Under this Section, therefore the Authority can enter into a contractual agreement with a developer in respect of the payment of development contributions. These Agreements are relatively quick and straight forward to complete and generally facilitate a faster conclusion to the application process than the S75 equivalent. They can not however be registered as a burden against title to the application site. Therefore the Authority, whilst promoting the benefits of utilising this legal mechanism whenever appropriate, will only do so where the relevant contribution is to be paid in full prior to the issue of planning consent. S69 Legal Agreements do not attract a charge for SBC legal and administrative costs.

Applicants should note that they may incur and be liable for their own legal expenses resulting from the requirement for and conclusion of a S69 agreement.

4.1.2 As a responsible and responsive local authority, SBC recognises that some proposed developments may not be able to fully support the settlement of contribution requirements in advance of the issue of planning consent. Consequently, and though not obliged to do so, the deferral of contributions to a mutually agreeable future date, or point in the development process, can sometimes be negotiated and incorporated into a S75 legal agreement. By agreeing to defer contribution settlement to an agreed point **after** the issue of planning consent, S75s can assist with applicant cash-flow considerations that may otherwise render a proposed development problematic or even unviable.

4.1.3 For some development proposals, service delivery mechanisms, infrastructure and facilities will require to be in situ prior to the completion of the development in order to accommodate the increased burden generated at that time. In such instances, there may be less flexibility available to SBC with regard to the necessary timing of contribution payments. However, in other instances, deferral may be more feasible within the requirements of service delivery. Generally, such considerations will vary on an application by application basis and should be negotiated with either the Development Management officer or Development Negotiator as appropriate.

4.1.4 S75 negotiations should be entered into with the Development Management officer or Development Negotiator early in the planning process in order to establish the heads of terms of a proposed agreement in advance of application determination.

4.1.5 There are four main implications for the applicant should they successfully negotiate acceptable heads of terms for a S75, these stem from the requirement to register the agreement as a burden against title. Registration is necessary in order to compel the future performance of the terms of agreement either by the applicant or their successors in heritable title.

1. As a more complex legal document relative to the S69 equivalent, there is a charge for SBC’s legal services, currently £315 per standard S75 agreement, £525

for a complex S75, plus a £60 recording due. **Applicants should note that they may also incur and be liable for their own legal costs as a result of the S75 process.**

2. The S75 process is more time-consuming generally resulting in the delayed release of planning consent relative to the S69 equivalent.
3. Most development contributions are reviewed on an annual basis with effect from 1st April with the amount liable being that in force at the point of payment, not that applicable at the time of negotiation or necessarily agreement signature. Consequently, the amount of contribution payable may vary from that stipulated in the S75 legal agreement.
4. In agreements where contributions are phased, time limits for spend deadlines will not commence until the full payment of each contribution requirement has been received.

4.2 Drafting Legal Agreements

- 4.2.1 Although the heads of terms should be unambiguously established between applicant and planning authority prior to the determination of a planning application, the drafting of legal agreements will not commence until after application determination. **Under no circumstances will agreements be entered into by SBC prior to application determination unless an explicit clause is inserted to the effect that the terms of the agreement will only become valid upon the subsequent grant of permission.**
- 4.2.2 SBC's Legal Services team endeavour to conclude all agreements in a manner that does not impact unduly upon the release of planning consent. Nevertheless, applicants should be aware that progression of agreements is not entirely within SBC's own jurisdiction and effective communications with the applicant's legal representatives are critical to satisfactory progression and conclusion.
- 4.2.3 Where SBC legal workloads may implicate upon their ability to dedicate priority status to specific agreements, drafts and standard clauses can be supplied to an applicant's legal representatives upon request in an effort to maximise the efficiency of agreement delivery.
- 4.2.4 In the case of S75 agreements, it is inappropriate for planning consent to be issued until confirmation of registration has been received by SBC from the Keeper of the Registers of Scotland (Sasines and Land Registers). However, in an effort to further streamline the application process, should sufficient comfort be received from the applicant's legal representatives that the terms of agreement will be honoured upon ratification of the agreement in the form of an official letter of undertaking, consent may be released in advance of Keeper notification.
- 4.2.5 Whilst applicant's legal representatives are encouraged to liaise consistently and timeously with SBC's Legal Services team, applicants are not encouraged to contact

them directly to enquire about drafting progression. In such cases, the first point of contact should be with the Development Negotiator.

5 Information

5.1 Contacts

Designation	Contact	Telephone	email
Development Management	Council HQ	0300-100-1800	http://www.scotborders.gov.uk/forms/contactus/contactus.asp?id=P03

5.2 Web links

5.2.1 Scottish Borders Council:

- Scottish Borders Council's web-site: <http://www.scotborders.gov.uk/>
- Scottish Borders Consolidated Structure Plan, "The New Way Forward": <http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/27899.html>
- Adopted Local Plan including :
Policy H1 - Affordable Housing:
Policy G5 - Developer Contributions:
Policy G6 - Developer Contributions related to railway re-instatement
<http://www.scotborders.gov.uk/life/planningandbuilding/localplan/index.html>
- Supplementary Planning Guidance (including Planning Briefs)
<http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/6003.html>

5.2.2 Government and Legislature:

- Circular 1/2010: <http://www.scotland.gov.uk/Publications/2010/01/27103054/0>
- Section 75 of the Town & Country Planning (Scotland) Act 1997:
http://www.opsi.gov.uk/acts/acts1997/ukpga_19970008_en_1
- Planning Advice Note 74:
<http://www.scotland.gov.uk/Publications/2005/03/20796/54073>
- The Waverley Railway (Scotland) Act 2006:
http://www.opsi.gov.uk/legislation/scotland/acts2006/asp_20060013_en_4

5.3 SBC hard copy documents

Hard copies of some of the relevant SBC documents can be accessed to view at:

- Scottish Borders Council,
Planning and Economic Development,
Council Headquarters,
Newtown St. Boswells,
Melrose

TD6 OSA
Tel: 01835 825060

- **Scottish Borders Libraries:**
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Alison Clifton, Planning and Economic Development, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Telephone: 01835 825060.
E-mail: ped@scotborders.gov.uk

APPENDIX A - Access & Countryside

- A.1 Scottish Borders Council fully supports and actively promotes the creation, enhancement and maintenance of sustainable access routes. The provision of on-site transport infrastructure is an integral part of any development proposal and this is normally provided by the developer and where necessary controlled through the use of planning conditions. However developments may also have implications for off-site transport infrastructure and may give rise for the need to provide or enhance, cycleways, footpaths, equestrian routes and access points to water recreation both within and out-with the development site.
- A.2 Contributions for such infrastructure provision, enhancement and, where appropriate, maintenance will be sought on an application by application basis dependent upon proposed development size and location following consultation with the Access & Countryside team. All necessary works will be required to be completed to SBC agreed standards. Specifications and timing of provision should be sought from the Access & Countryside team via the Development Negotiator.
- A.3 Residential units satisfying SBC's Affordable Housing policy definitions are generally exempt from contributions for access provision, though will be reviewed and considered on an application by application basis.

APPENDIX B - Affordable Housing

- B.1 The Council is committed to the delivery of good quality affordable housing in a variety of tenures to meet the needs and aspirations of individuals and communities in the Scottish Borders.
- B.2 SPG 10: Affordable Housing specifically details all pertinent aspects of relevant SBC policy.

APPENDIX C - Education and Lifelong Learning (E & LL)

- C.1 The potential requirement for contribution towards educational facilities will fall primarily on new residential developments. The key considerations will be the anticipated propensity of residential units to generate children of school age and the envisaged impact of cumulative development on the catchment of primary and secondary schools.
- C.2 It is widely acknowledged that the high quality of education provision is seen as a prime attraction in the Scottish Borders and is promoted by developers as a tool to further enhance the marketability of their new homes. The Authority currently provides 46 nursery facilities, 65 primary schools and 9 secondary schools, many of which are operating at or near maximum capacity. Development contributions may be required to re-model or extend existing schools or to build new schools where existing facilities do not have sufficient capacity or where existing accommodation is considered to be of an inappropriate format.
- C.3 The following types of development are exempt from E & LL contribution requirements:

- Residential developments that fully comply with SBC Affordable Housing policy definitions
 - Residential units with only 1 bedroom
 - Pensioner bungalows or developments prohibitively restricting non-occupation by school age children
- C.4 The Authority's threshold for notional maximum capacity is a capacity level of above 90% for primary and secondary schools. Above this level efficient operation of the school is compromised. Likewise, above this threshold sports and games facilities for many schools are also pushed beyond optimum utilisation. The increased pressure on schools from additional pupils from new housing developments may therefore affect both classroom, ancillary accommodation and sports facilities. A list of the catchment areas where it is likely that developer contributions will be sought in the period 2005 - 2010 is included in Appendix C22. **Due to highly dynamic nature of the development industry, and consequently the direct impact that it has upon school capacity projections, this information is regularly updated, though is strictly for indicative purposes only. In all instances, applicants are encouraged to seek provisional guidance about the potential for development contribution requirements that their proposals may generate on an application by application basis.**
- C.5 The level of contributions sought to accommodate capacity issues (C.26 and C.27) are derived from a combination of the cost of providing additional or new facilities (C.23) and the pupil product ratio (C.25) i.e. the number of additional pupils anticipated to be generated from new homes.
- C.6 The Director of Education & Lifelong Learning has provided an assessment of the costs of both expanding existing provision and building new schools. **The costs provided are derived from currently programmed school developments, and therefore subsequent contribution requests may vary.** These costs are shown in Appendix C.23 on a per pupil basis and reflect the need for expansion to take place in increments of 25 pupil places for a primary school (one composite classroom) and 20/33 pupil places for a secondary school depending on the type of accommodation required. Costs will be reviewed and applied annually on 1st April in line with the BCIS TPI UK Index and Retail Price Index (RPI).
- C.7 In some instances where the requirement for an extension to an existing facility has been identified, the infrastructure expansion can be restricted to classroom space only. However, in others, ancillary accommodation may also be required and supplementary contributions will be sought in addition to the classroom provision costs.
- C.8 In a number of reports dating back to September 2004, the Council agreed to provide three new high schools in Duns (Berwickshire), Eyemouth and Earlston to expand capacity and ease accommodation issues in advance of anticipated and forecast growth in pupil numbers from new homes. The capital cost of these new schools was £50m at 2002 prices. The Council started making payments towards these new facilities in September 2006 and are scheduled to make payments until 2038. It is therefore

considered that any residential developments in these catchment areas should contribute to the new schools (pro rata to size of their developments and the relevant pupil product) until such time as the Council's costs are recovered. Details of settlements in these catchment areas are given in Appendix C.24.

- C.9 On the same basis, the Authority has programmed to build new schools in order to expand current capacity to meet anticipated development e.g. in Caddonfoot, Lauder, Peebles and West Linton. It is therefore considered that any residential developments in these catchment areas should contribute to the new schools (pro rata to the size of their proposed developments and the relevant pupil product) until such time as the Council's costs are recovered.
- C.10 In addition to the above, a developer might be expected to fund a new primary school in its entirety for any development (even if developed on a phased basis with multiple developments) with 500 or more homes.
- C.11 Contributions towards a new school may be a requirement in circumstances where it is impossible to extend the existing school to meet additional demand from new residential development.
- C.12 A single development that might trigger the need for an extension may not in itself generate sufficient funds to meet the full cost of any required extension. As it is impossible to build half or part of a classroom, it is therefore likely that the Council would have to fund part of the expansion work. It is therefore appropriate that the Council will seek to request contributions from subsequent developments benefiting from that investment until its costs have been recovered.
- C.13 Denholm Primary School was required to be replaced following a fire in 2006. In addition to the replacement of the facilities previously in place, a requirement for additional classroom space was identified on the basis of residential development sites incorporated into the Local Plan and anticipated increased burdens on the school that were reasonably expected to be generated as a result. This increased capacity was forward funded by SBC via Public Sector borrowing in advance of applications being determined and associated legal agreements concluded in order to provide the necessary increased capacity that would facilitate future development with maximum cost efficiency. SBC will therefore seek contributions to recoup the associated borrowing and expenditure until such time as the costs of providing the additional capacity have been fully recovered.
- C.14 Where a development contribution is unable to meet the whole cost of providing the required additional accommodation, and existing accommodation issues are so severe, the Authority may ask for consent to be phased in line with the Authority's ability to provide the balance of the funding required to extend or remodel a school through the Council's Capital Plan. Where an applicant wishes to progress development in advance of the Council's planned programme, they will be required to meet the full costs associated with the project.

- C.15 Payment of development contributions are ordinarily requested to be settled on receipt of planning consent, thereby enabling the Authority to upgrade school facilities ahead of any additional children arriving at the school. Notwithstanding, contributions can, where appropriate, be scheduled in line with development programmes if the proposed settlement deadline is mutually agreeable to the Education and Planning authorities.
- C.16 The contribution requirement for each residential unit is derived from a function of the cost of provision of new facilities and the pupil product ratio. The current contribution requirements for denominational schools are shown in Appendix C.27, those for non-denominational schools in Appendix C.26.

NB: These should be regarded as indicative figures as the requirements for individual schools will need to be assessed to take account of special site conditions and/or the accommodation issues with each school.

- C.17 Four high school catchment areas in the Borders currently have denominational schools: Galashiels, Hawick, Peebles and Selkirk. If any of these schools are projected to be over capacity, any new housing developments will also be expected to contribute to these schools.
- C.18 Where a school has some spare capacity, but this is insufficient to meet all of the additional pupils from a proposed development, contributions would be sought against every applicable dwelling with a discount applied to the level of the contribution. The discount will reflect the number of existing spare places as a proportion of the overall number of places required.
- C.19 Where the level of revenue generated is insufficient to fund the construction of an additional classroom or general purpose space, the authority might, at its discretion, use appropriate development contributions to ease accommodation issues by refurbishing or re-modelling existing accommodation.
- C.20 The standards of construction, space, open space ratio, parking provision and fixtures and fittings shall meet the prevailing standards specified by Scottish Borders Council's approved School of the Future Policy.
- C.21 To assist applicants with the preparation of development costs, a schedule showing the 'likelihood' of a developer contribution being sought is shown for each of the authority's school catchment areas. This schedule (published in April each year) is based on the cumulative impact of all anticipated developments within the Council's Local Plan upon each school's occupancy level. **The 'likelihood' schedule is merely to provide initial guidance and is subject to on-going change and review.** If, for example, the number of new homes developed in a catchment area is materially higher or lower than anticipated, or there are other changes to a school's occupancy level, then the requirement for development contributions may change accordingly.

C.22: Likelihood of developer contribution requirements for individual schools

Likelihood of developer contribution requirements for individual schools
Updated: 31 March 2024

Berwickshire High School (3PPP)	Will be sought for each development in the catchment area
Earlston High School (3PPP)	Will be sought for each development in the catchment area
Eyemouth High School (3PPP)	Will be sought for each development in the catchment area
Galashiels Academy	Will be sought for each development in the catchment area
Hawick High School	Unlikely
Jedburgh Grammar	Unlikely
Kelso High School	Will be sought for each development in the catchment area
Peebles High School	Will be sought for each development in the catchment area
Selkirk High School	Unlikely
Berwickshire Catchment Area	
Chirnside Primary School	Will be sought for each development in the catchment area
Coldstream Primary School	Unlikely
Duns Primary School	Will be sought for each development in the catchment area
Greenlaw Primary School	Unlikely
Swinton Primary School	Unlikely
Earlston Catchment Area	
Channelkirk Primary School	Unlikely
Earlston Primary School	Will be sought for each development in the catchment area
Gordon Primary School	Unlikely
Lauder Primary School	Will be sought for each development in the catchment area
Melrose Grammar	Will be sought for each development in the catchment area
Newtown Primary School	Will be sought for each development in the catchment area
St Boswells Primary School	Will be sought for each development in the catchment area
Westruther Primary School	Will be sought for each development in the catchment area
Eyemouth Catchment Area	
Ayton Primary School	Unlikely
Cockburnspath Primary School	Unlikely
Coldingham Primary School	Unlikely

Eyemouth Primary School	Will be sought for each development in the catchment area
Reston Primary School	Will be sought for each development in the catchment area
Galashiels Catchment Area	
Balmoral Primary School	Will be sought for each development in the catchment area
Burgh Primary School	Will be sought for each development in the catchment area
Clovenfords Primary School	Will be sought for each development in the catchment area
Fountainhall Primary School	Unlikely
Glendinning Primary School	Will be sought for each development in the catchment area
Heriot Primary School	Unlikely
Langlee Primary School	Will be sought for each development in the catchment area
St Margaret's Primary School (G)	Unlikely
St Peter's Primary School	Will be sought for each development in the catchment area
Stow Primary School	Possible depending on size of proposed development
Tweedbank Primary School	Will be sought for each development in the catchment area

Hawick Catchment Area	
Burnfoot Primary School	Unlikely
Drumlanrig Primary School	Unlikely
Newcastleton Primary School	Unlikely
Stirches Primary School	Unlikely
Trinity Primary School	Unlikely
Wilton Primary School	Unlikely
Jedburgh Catchment Area	
Ancrum Primary School	Unlikely
Denholm Primary School	Will be sought for each development in the catchment area
Kelso Catchment Area	
Broomlands Primary School	Will be sought for each development in the catchment area
Edenside Primary School	Unlikely
Ednam Primary School	Unlikely
Morebattle Primary School	Unlikely
Sprouston Primary School	Unlikely
Yetholm Primary School	Unlikely
Peebles Catchment Area	
Broughton Primary School	Possible depending on size of proposed development
Eddleston Primary School	Unlikely
Halyrude Primary School	Unlikely
Kingsland Primary School	Will be sought for each development in the catchment area

Newlands Primary School	Possible depending on size of proposed development
Priorsford Primary School	Will be sought for each development in the catchment area
St Ronan's Primary School	Will be sought for each development in the catchment area
Walkerburn Primary School	Unlikely
West Linton Primary School	Will be sought for each development in the catchment area
Selkirk Catchment Area	
Ettrick Primary School	Unlikely
Kirkhope Primary School	Unlikely
Knowepark Primary School	Unlikely
Lilliesleaf Primary School	Unlikely
Philiphaugh Primary School	Unlikely
St Joseph's Primary School	Unlikely
Yarrow Primary School	Unlikely

Appendix C.23: Costs per pupil - updated April 2024 in line with BCIS & RPI (next update April 2025)

BCIS Rates

- £8,782 per pupil for a secondary school extension
- £28,638 per pupil for a new secondary school (PPP)
- £10,183 per pupil for a primary classroom extension – other additional facilities required by a school to cope with additional pupils from new houses may be sought
- £31,171 per pupil for a new primary school plus land. In addition, a developer may be required to meet the Council's open space, parking, landscaping, legal and design costs proportionate to the pupil product.

RPI Rates

- £10,096 per pupil for a secondary school extension
- £32,930 per pupil for a new secondary school (PPP)
- £26,106 per pupil for Kelso High School new secondary school
- £11,709 per pupil for a primary classroom extension – other additional facilities required by a school to cope with additional pupils from new houses may be sought
- £35,842 per pupil for a new primary school plus land. In addition, a developer may be required to meet the Council's open space, parking, landscaping, legal and design costs proportionate to the pupil product.

Appendix C.24: Public-Private Partnership Catchments

- New high schools are being provided in Berwickshire, Earlston and Eyemouth for each development in the whole of the high schools catchment areas a contribution will be sought for the new schools. The requirement will be based on £4,940 per house, £988 per flat.

Appendix C.25: Children per property		
Pupil product ratio	Secondary Schools	Primary Schools
Private housing developments	0.15	0.30
Private flatted development	0.03	0.06
General social rented housing	0.1	0.4

**Appendix C.26: Costs per property (non denominational schools)
Updated April 2024 (next update April 2025)**

BCIS Rates

Secondary school extensions

- £1,317 for each new house
- £263 for each new flat

New secondary schools (PPP)

- £4,296 for each new house
- £859 for each new flat

Primary school extensions

- £3,055 for each new house
- £611 for each new flat

New primary schools

- £9,351 for each new house
- £1,870 for each new flat

RPI Rates

Secondary school extensions

- £1,514 for each new house
- £303 for each new flat

New secondary schools (PPP)

- £4,940 for each new house
- £988 for each new flat

New secondary school (Kelso High School)

- £3,916 for each new house
- £783 for each new flat

Primary school extensions

- £3,513 for each new house
- £703 for each new flat

New primary schools

- £10,753 for each new house
- £2,151 for each new flat

APPENDIX D - Green Space

- D.1 Green Spaces are widely accepted as offering lasting social, economic, cultural, educational, and environmental as well as health benefits. In addition these spaces are a vital part of urban and rural communities which improve the overall appearance of settlements as well as enhancing the quality of life for those who live and work around them.
- D.2 The Council recognises the importance of well designed and sustainable developments that incorporate green space. Investment in well planned and maintained green spaces is key to the development of sustainable communities that will enhance the Scottish Borders as a place to live, work and visit. Consequently, the provision and maintenance of green space facilities should be treated as a key, not peripheral, consideration for all planning applications of sites comprising of one or more family dwellings.
- D.3 Reflecting the importance that SBC attaches to green space, a separate SPG has been published to provide more specific guidance for the discharge of this issue.

APPENDIX E - Play Areas

- E.1 Play, both structured and informal, is a vital element for the rounded development of all children. If appropriately accommodated, quality play areas can facilitate learning, problem solving and social skill development within the fundamental premise of being both safe and fun. Investment in well planned and maintained play provision supports the key foundations of healthy lifestyles as well as the intellectual and social development of future generations of Scottish Borders residents.
- E.2 SBC fully recognises the critical importance that well equipped and maintained facilities in the right locations have to fulfil these responsibilities. Specific guidance on play areas are included in the SPG on Green Space.

APPENDIX F - Transport Infrastructure

- F.1 The provision of on-site transport infrastructure is an integral part of any development proposal and this is normally provided by the developer and, where necessary, controlled through the use of planning conditions. These should be regarded as standard development costs. However developments may also have implications for off-site transport infrastructure and may give rise to the need to provide or improve roads, footpaths, cycleways, car parks or public transport services and facilities outwith the immediate development site.
- F.2 The potential requirement to fund the provision of off-site transport infrastructure will apply to all new development. For larger developments the requirement will be based primarily on the findings of an agreed Transport Assessment. For smaller developments, the requirement will be based on the cost of meeting the Council's, or Transport Scotland's, prevailing standards.

- F.3 Where a development proposal gives rise to a need, or contributes towards the need, for off site works, developers will be required to fund, either wholly or in part, the costs associated with the implementation of those works including:
- acquisition of any land or buildings,
 - construction, engineering, design and landscape works,
 - legal, professional and administrative costs attributable to the project,
 - provision and subsequent maintenance of a service or facility designed to maintain or improve transport choice or reduce the need to travel by car.
- F.4 The standards and levels of off-site parking, roads, footpaths, cycleways and other construction works, will be to the prevailing standard specified by the Council or Transport Scotland. The Council or Transport Scotland will give particular encouragement to the implementation of green travel plans and will seek development contributions, either wholly or in part, towards their funding through agreements of new and improved public transport services and facilities which reduce the need to travel by car.
- F.5 Applicants may be required to make contributions, either wholly or in part, towards the development and implementation of safer routes to school and other road safety measures in the vicinity of development sites or linking any development site to local services and facilities.
- F.6 The Council has developed a Central Borders Traffic Model to determine the impact that new development in the Central Borders, associated with the Adopted 2008 Local Plan, and subsequent Local Plan Amendment, will have on transport infrastructure. As a consequence, required transport infrastructure upgrades will be identified. Developers of residential sites in excess of 25 dwelling units in the Central Borders zone (see F.9 for a map of the affected area), and of other types of development likely to generate similar increases in traffic movements in the Central Borders, will have to contribute towards the cost of such work. In the interim period the Council will seek a contribution of £1,000 per dwelling unit for residential developments. A contribution on a pro-rata basis will apply to other types of development.
- F.7 Developers will be expected to utilise the Central Borders Traffic Model in the planning of new large scale development in the identified area and reflect its outputs fully in their development proposals.

APPENDIX G - Waverley Railway Line Re-instatement

- G.1 On 29 June 2004 the SBC Executive Committee endorsed the Outline Business Case (OBC) submitted to the Scottish Parliamentary Committee in support of the draft Waverley Railway (Scotland) Bill. The OBC gives an undertaking that Scottish Borders Council will contribute £7.4M towards the £129.6M capital cost (at 2002 prices) of the railway and that this funding will be obtained through securing development contributions from housing developments, primarily in the Central Borders Housing Market Area (HMA) over a 30 year period.
- G.2 On 17 October 2006, Executive Committee decreed that, in view of the introduction of the requirement to provide a station at Stow, it was considered appropriate to extend the area within which development contributions will be sought to include the North Ettrick and Lauderdale Housing Market Area. Any applications determined after 31 October 2006 are liable for this development contribution if falling within the extended geographical area. Post codes included in the contribution area are identified in Annex A.
- G.3 The Waverley Railway (Scotland) Act 2006 provides the legal authority for associated development contributions, sections 39 and 40 governing planning agreements and contributions required by the Waverley Railway re-instatement project.
- G.4 Contributions are sought from every additional new residential unit to be developed within the postcodes as identified in Annex A. Residential units satisfying SBC's Affordable Housing policy definitions are exempt from contributions for Waverley Railway line re-instatement contributions.
- G.5 The contribution sought for the period until 31/03/2025 is **£2,714** per unit. This contribution figure will be reviewed in line with RPI indices on an annual basis with effect from 1st April.

APPENDIX H - Miscellaneous Development Contributions

- H.1 Any service, facility or infrastructure provided within SBC's geographical jurisdiction can legitimately attract development contribution requests if implicated by proposed development activity. Those itemised in appendices A to G currently comprise the more commonly identified contribution requirements. However, depending on the nature, scale and location of proposed development, other contribution requests may be put forward.
- H.2 **Landscaping and open spaces**
- H.2.1 In submitting planning applications for any development, applicants will be required to include appropriate provision for the landscape treatment of the site. This may include proposals for protecting or enhancing existing landscape features and proposals for establishing new areas of planting or open space. The specific requirements for individual sites will be stipulated in planning conditions and/or through legal agreements. Reference should be made to the Supplementary Planning Guidance on Greenspace Strategy.
- H.2.2 Applicants will also be required to make adequate provision for the long term maintenance of landscaped areas and areas of open space. It is anticipated that predominantly this responsibility will be discharged via private factoring arrangements or through agreements with specialist companies providing land management solutions.

The terms of such agreements will require to be approved by the planning authority.

- H.2.3 In some instances developments will give rise to the need to provide or enhance facilities and land out-with the immediate development site. In such cases the provision and subsequent maintenance of these areas will require to be funded through development contributions.

H.3 **Trees and Woodland**

- H.3.1 In addition to providing new planting, new developments may necessitate adequate protection of existing trees and areas of woodland. Applicants will be required to make comprehensive arrangements for the proper on-going management of trees and woodland within or adjoining their proposed development sites. This will normally be achieved through a factoring or land management arrangement the terms of which will require to be approved by the planning authority.

- H.3.2 In exceptional cases, and at its sole discretion, the Council may agree to adopt and maintain trees and areas of woodland subject to the provision of a financial contribution equivalent to a minimum of 10 times the annual maintenance costs paid as a commuted sum. In such instances, the land will remain the responsibility of the developer for one year following completion/provision of the development and will thereafter be adopted by the Council subject to any outstanding issues being rectified by the developer to the satisfaction of the planning authority.

H.4 **Other Sport, Recreation and Community facilities**

In addition to local play and recreational land, developments may, individually or cumulatively, give rise to a need for new or enhanced sports or community facilities e.g. all weather sports pitches and village halls to serve the wider community.

H.5 **Built and Natural Heritage**

- H.5.1 Applicants are required to give due consideration to the built and natural heritage when formulating their proposals. Development proposals may be amended during processing and conditions imposed to provide adequate protection to designated sites, buildings and areas. In addition, development contributions may be sought to enhance the physical fabric of an area and to protect, exploit or promote historic and archaeological sites and buildings.

- H.5.2 Development contributions may also be sought to ensure the protection, enhancement or promotion of sites of nature conservation interest. The requirement for a development contribution will be established on an application by application basis having regard to policies and supplementary guidance provided in documents such as the Local Biodiversity Action Plan and Biodiversity SPG.

H.6 **Crime prevention**

Developers will be required to develop their schemes in a manner that minimises the risk

of crime. In addition, development contributions may be required towards the provision of off-site facilities and equipment which minimises the risk of crime or disorder and creates a safer environment. Contributions may be required towards the improvement, provision and maintenance of:

- Lighting and physical security measures,
- CCTV,
- Improving natural surveillance

H.7 Recycling and waste management

All developers will be required to develop their schemes in a manner that makes proper provision for the storage, collection and recycling of refuse and waste. Development contributions may be required towards the provision, improvement, or relocation of communal recycling facilities.

H.8 Street Furniture, Art and Ancillary Equipment

The requirement to provide street furniture, art and ancillary equipment may be a requirement of any new development. Development contributions may be required towards the provision, maintenance and replacement of planters, tubs, seats, litter bins and other street furniture and art. Subject to such equipment being provided to meet the Council's adoptable standards and maintained by the developer for one year, it may thereafter be adopted by the Council subject to the provision of a financial contribution equivalent to 10 times the annual inspection, maintenance and depreciation costs.

ANNEX A: Central Borders Housing Market Area (Excluding Ettrick and Yarrow Valleys) – Postcode Units

Source: GROS August 2006

Unit Identifier	Sector
EH43 6DA	EH43 6
TD1 1BA	TD1 1
TD1 1BD	TD1 1
TD1 1BH	TD1 1
TD1 1BJ	TD1 1
TD1 1BN	TD1 1
TD1 1BP	TD1 1
TD1 1BQ	TD1 1
TD1 1BT	TD1 1
TD1 1BU	TD1 1
TD1 1BW	TD1 1
TD1 1BX	TD1 1
TD1 1BY	TD1 1
TD1 1BZ	TD1 1
TD1 1DD	TD1 1
TD1 1DH	TD1 1
TD1 1DL	TD1 1
TD1 1DP	TD1 1
TD1 1DQ	TD1 1
TD1 1DR	TD1 1
TD1 1DS	TD1 1
TD1 1DT	TD1 1
TD1 1DU	TD1 1
TD1 1DX	TD1 1
TD1 1DY	TD1 1
TD1 1DZ	TD1 1
TD1 1EA	TD1 1
TD1 1EB	TD1 1
TD1 1ED	TD1 1
TD1 1EL	TD1 1
TD1 1EN	TD1 1
TD1 1EP	TD1 1
TD1 1ES	TD1 1
TD1 1ET	TD1 1
TD1 1EU	TD1 1
TD1 1EZ	TD1 1
TD1 1HA	TD1 1
TD1 1HB	TD1 1

Unit Identifier	Sector
TD1 1HD	TD1 1
TD1 1HE	TD1 1
TD1 1HF	TD1 1
TD1 1HG	TD1 1
TD1 1HH	TD1 1
TD1 1HJ	TD1 1
TD1 1HL	TD1 1
TD1 1HP	TD1 1
TD1 1HQ	TD1 1
TD1 1HR	TD1 1
TD1 1HS	TD1 1
TD1 1HT	TD1 1
TD1 1HW	TD1 1
TD1 1HX	TD1 1
TD1 1JA	TD1 1
TD1 1JD	TD1 1
TD1 1JE	TD1 1
TD1 1JF	TD1 1
TD1 1JG	TD1 1
TD1 1JH	TD1 1
TD1 1JJ	TD1 1
TD1 1JL	TD1 1
TD1 1JN	TD1 1
TD1 1JP	TD1 1
TD1 1JQ	TD1 1
TD1 1JR	TD1 1
TD1 1JS	TD1 1
TD1 1JT	TD1 1
TD1 1JU	TD1 1
TD1 1JW	TD1 1
TD1 1JX	TD1 1
TD1 1JY	TD1 1
TD1 1JZ	TD1 1
TD1 1LA	TD1 1
TD1 1LB	TD1 1
TD1 1LD	TD1 1
TD1 1LL	TD1 1
TD1 1LN	TD1 1

Unit Identifier	Sector
TD1 1LP	TD1 1
TD1 1LR	TD1 1
TD1 1LU	TD1 1
TD1 1LW	TD1 1
TD1 1LX	TD1 1
TD1 1LY	TD1 1
TD1 1LZ	TD1 1
TD1 1NA	TD1 1
TD1 1NB	TD1 1
TD1 1ND	TD1 1
TD1 1NF	TD1 1
TD1 1NH	TD1 1
TD1 1NJ	TD1 1
TD1 1NL	TD1 1
TD1 1NN	TD1 1
TD1 1NQ	TD1 1
TD1 1NU	TD1 1
TD1 1NW	TD1 1
TD1 1NY	TD1 1
TD1 1NZ	TD1 1
TD1 1PA	TD1 1
TD1 1PB	TD1 1
TD1 1PD	TD1 1
TD1 1PF	TD1 1
TD1 1PG	TD1 1
TD1 1PH	TD1 1
TD1 1PJ	TD1 1
TD1 1PL	TD1 1
TD1 1PQ	TD1 1
TD1 1PR	TD1 1
TD1 1PW	TD1 1
TD1 1PX	TD1 1
TD1 1PY	TD1 1
TD1 1PZ	TD1 1
TD1 1QA	TD1 1
TD1 1QD	TD1 1
TD1 1QF	TD1 1
TD1 1QH	TD1 1

Unit Identifier	Sector
TD1 1QP	TD1 1
TD1 1QR	TD1 1
TD1 1QS	TD1 1
TD1 1QT	TD1 1
TD1 1QU	TD1 1
TD1 1QW	TD1 1
TD1 1QX	TD1 1
TD1 1QY	TD1 1
TD1 1QZ	TD1 1
TD1 1RA	TD1 1
TD1 1RB	TD1 1
TD1 1RD	TD1 1
TD1 1RE	TD1 1
TD1 1RF	TD1 1
TD1 1RG	TD1 1
TD1 1RH	TD1 1
TD1 1RJ	TD1 1
TD1 1RL	TD1 1
TD1 1RN	TD1 1
TD1 1RP	TD1 1
TD1 1RQ	TD1 1
TD1 1RT	TD1 1
TD1 1RW	TD1 1
TD1 1RY	TD1 1
TD1 1RZ	TD1 1
TD1 1SD	TD1 1
TD1 1SE	TD1 1
TD1 1SN	TD1 1
TD1 1SP	TD1 1
TD1 1SQ	TD1 1
TD1 1SS	TD1 1
TD1 1ST	TD1 1
TD1 1SU	TD1 1
TD1 1SW	TD1 1
TD1 1TA	TD1 1
TD1 1TB	TD1 1
TD1 1TE	TD1 1
TD1 1TF	TD1 1
TD1 1TH	TD1 1
TD1 1TJ	TD1 1
TD1 1TL	TD1 1
TD1 1TN	TD1 1
TD1 1TP	TD1 1
TD1 1TQ	TD1 1
TD1 1TR	TD1 1

Unit Identifier	Sector
TD1 1TW	TD1 1
TD1 1TZ	TD1 1
TD1 1UA	TD1 1
TD1 1UB	TD1 1
TD1 1UE	TD1 1
TD1 1UF	TD1 1
TD1 1UG	TD1 1
TD1 1UH	TD1 1
TD1 1UJ	TD1 1
TD1 1UQ	TD1 1
TD1 2AD	TD1 2
TD1 2AE	TD1 2
TD1 2AF	TD1 2
TD1 2AJ	TD1 2
TD1 2AL	TD1 2
TD1 2AN	TD1 2
TD1 2AP	TD1 2
TD1 2AR	TD1 2
TD1 2AS	TD1 2
TD1 2AT	TD1 2
TD1 2AU	TD1 2
TD1 2AW	TD1 2
TD1 2AX	TD1 2
TD1 2AY	TD1 2
TD1 2AZ	TD1 2
TD1 2BA	TD1 2
TD1 2BB	TD1 2
TD1 2BD	TD1 2
TD1 2BE	TD1 2
TD1 2BF	TD1 2
TD1 2BG	TD1 2
TD1 2BH	TD1 2
TD1 2BJ	TD1 2
TD1 2BL	TD1 2
TD1 2BN	TD1 2
TD1 2BP	TD1 2
TD1 2BQ	TD1 2
TD1 3DB	TD1 3
TD1 3DD	TD1 3
TD1 3DE	TD1 3
TD1 3DH	TD1 3
TD1 3DL	TD1 3
TD1 3DN	TD1 3
TD1 3DP	TD1 3
TD1 3DR	TD1 3

Unit Identifier	Sector
TD1 3DS	TD1 3
TD1 3DT	TD1 3
TD1 3DW	TD1 3
TD1 3DY	TD1 3
TD1 3DZ	TD1 3
TD1 3EA	TD1 3
TD1 3EB	TD1 3
TD1 3ED	TD1 3
TD1 3EE	TD1 3
TD1 3EF	TD1 3
TD1 3EG	TD1 3
TD1 3EH	TD1 3
TD1 3EJ	TD1 3
TD1 3EL	TD1 3
TD1 3EN	TD1 3
TD1 3EP	TD1 3
TD1 3EQ	TD1 3
TD1 3ER	TD1 3
TD1 3ES	TD1 3
TD1 3ET	TD1 3
TD1 3EU	TD1 3
TD1 3EW	TD1 3
TD1 3EX	TD1 3
TD1 3EY	TD1 3
TD1 3HB	TD1 3
TD1 3HE	TD1 3
TD1 3HG	TD1 3
TD1 3HH	TD1 3
TD1 3HL	TD1 3
TD1 3HN	TD1 3
TD1 3HP	TD1 3
TD1 3HR	TD1 3
TD1 3HS	TD1 3
TD1 3HT	TD1 3
TD1 3HW	TD1 3
TD1 3HX	TD1 3
TD1 3HY	TD1 3
TD1 3HZ	TD1 3
TD1 3JA	TD1 3
TD1 3JB	TD1 3
TD1 3JD	TD1 3
TD1 3JE	TD1 3
TD1 3JF	TD1 3
TD1 3JG	TD1 3
TD1 3JH	TD1 3

Unit Identifier	Sector
TD1 3JJ	TD1 3
TD1 3JL	TD1 3
TD1 3JN	TD1 3
TD1 3JP	TD1 3
TD1 3JQ	TD1 3
TD1 3JR	TD1 3
TD1 3JS	TD1 3
TD1 3JT	TD1 3
TD1 3JU	TD1 3
TD1 3JW	TD1 3
TD1 3JX	TD1 3
TD1 3JY	TD1 3
TD1 3LA	TD1 3
TD1 3LB	TD1 3
TD1 2BS	TD1 2
TD1 2BT	TD1 2
TD1 2BU	TD1 2
TD1 2BW	TD1 2
TD1 2BX	TD1 2
TD1 2BY	TD1 2
TD1 2BZ	TD1 2
TD1 2DA	TD1 2
TD1 2DB	TD1 2
TD1 2DD	TD1 2
TD1 2DE	TD1 2
TD1 2DF	TD1 2
TD1 2DG	TD1 2
TD1 2DH	TD1 2
TD1 2DJ	TD1 2
TD1 2DL	TD1 2
TD1 2DN	TD1 2
TD1 2DP	TD1 2
TD1 2DQ	TD1 2
TD1 2DR	TD1 2
TD1 2DS	TD1 2
TD1 2DW	TD1 2
TD1 2DY	TD1 2
TD1 2DZ	TD1 2
TD1 2EA	TD1 2
TD1 2EB	TD1 2
TD1 2ED	TD1 2
TD1 2EE	TD1 2
TD1 2EF	TD1 2
TD1 2EG	TD1 2
TD1 2EH	TD1 2

Unit Identifier	Sector
TD1 2EJ	TD1 2
TD1 2EL	TD1 2
TD1 2EQ	TD1 2
TD1 2EU	TD1 2
TD1 2EX	TD1 2
TD1 2EY	TD1 2
TD1 2EZ	TD1 2
TD1 2HA	TD1 2
TD1 2HB	TD1 2
TD1 2HD	TD1 2
TD1 2HN	TD1 2
TD1 2HP	TD1 2
TD1 2HQ	TD1 2
TD1 2HR	TD1 2
TD1 2HS	TD1 2
TD1 2HT	TD1 2
TD1 2HU	TD1 2
TD1 2HW	TD1 2
TD1 2HX	TD1 2
TD1 2HY	TD1 2
TD1 2HZ	TD1 2
TD1 2JB	TD1 2
TD1 2JD	TD1 2
TD1 2JE	TD1 2
TD1 2JF	TD1 2
TD1 2JG	TD1 2
TD1 2JH	TD1 2
TD1 2JJ	TD1 2
TD1 2JL	TD1 2
TD1 2JN	TD1 2
TD1 2JP	TD1 2
TD1 2JQ	TD1 2
TD1 2JR	TD1 2
TD1 2JS	TD1 2
TD1 2JW	TD1 2
TD1 2JY	TD1 2
TD1 2JZ	TD1 2
TD1 2LA	TD1 2
TD1 2LB	TD1 2
TD1 2LD	TD1 2
TD1 2LE	TD1 2
TD1 2LF	TD1 2
TD1 2LG	TD1 2
TD1 2LH	TD1 2
TD1 2LJ	TD1 2

Unit Identifier	Sector
TD1 2LL	TD1 2
TD1 2LN	TD1 2
TD1 2LP	TD1 2
TD1 2LQ	TD1 2
TD1 2LR	TD1 2
TD1 2LS	TD1 2
TD1 2LT	TD1 2
TD1 2LU	TD1 2
TD1 2LW	TD1 2
TD1 2LY	TD1 2
TD1 2LZ	TD1 2
TD1 2NA	TD1 2
TD1 2NB	TD1 2
TD1 2ND	TD1 2
TD1 2NE	TD1 2
TD1 2NJ	TD1 2
TD1 2NP	TD1 2
TD1 2NR	TD1 2
TD1 2NS	TD1 2
TD1 2NT	TD1 2
TD1 2NU	TD1 2
TD1 2NX	TD1 2
TD1 2NY	TD1 2
TD1 2NZ	TD1 2
TD1 2PA	TD1 2
TD1 2PB	TD1 2
TD1 2PD	TD1 2
TD1 2PE	TD1 2
TD1 2PF	TD1 2
TD1 2PG	TD1 2
TD1 2PH	TD1 2
TD1 2PJ	TD1 2
TD1 2PL	TD1 2
TD1 2PN	TD1 2
TD1 2PP	TD1 2
TD1 2PQ	TD1 2
TD1 2PR	TD1 2
TD1 2PS	TD1 2
TD1 2PT	TD1 2
TD1 2PU	TD1 2
TD1 2PW	TD1 2
TD1 2PY	TD1 2
TD1 2PZ	TD1 2
TD1 2QF	TD1 2
TD1 2UB	TD1 2

Unit Identifier	Sector
TD1 2UD	TD1 2
TD1 2UE	TD1 2
TD1 2UF	TD1 2
TD1 2UH	TD1 2
TD1 3AA	TD1 3
TD1 3AD	TD1 3
TD1 3AE	TD1 3
TD1 3AF	TD1 3
TD1 3AN	TD1 3
TD1 3AT	TD1 3
TD1 3AU	TD1 3
TD1 3AW	TD1 3
TD1 3AX	TD1 3
TD1 3AY	TD1 3
TD1 3BF	TD1 3
TD1 3BH	TD1 3
TD1 3BJ	TD1 3
TD1 3BL	TD1 3
TD1 3BN	TD1 3
TD1 3BP	TD1 3
TD1 3BQ	TD1 3
TD1 3BS	TD1 3
TD1 3BT	TD1 3
TD1 3BU	TD1 3
TD1 3BW	TD1 3
TD1 3BX	TD1 3
TD1 3BY	TD1 3
TD1 3BZ	TD1 3
TD1 3DA	TD1 3
TD1 3LD	TD1 3
TD1 3LE	TD1 3
TD1 3LG	TD1 3
TD1 3LH	TD1 3
TD1 3LJ	TD1 3
TD1 3LL	TD1 3
TD1 3LP	TD1 3
TD1 3LT	TD1 3
TD1 3LU	TD1 3
TD1 3LW	TD1 3
TD1 3LX	TD1 3
TD1 3LY	TD1 3
TD1 3LZ	TD1 3
TD1 3NA	TD1 3
TD1 3NB	TD1 3
TD1 3ND	TD1 3

Unit Identifier	Sector
TD1 3NE	TD1 3
TD1 3NF	TD1 3
TD1 3NG	TD1 3
TD1 3NH	TD1 3
TD1 3NJ	TD1 3
TD1 3NL	TD1 3
TD1 3NN	TD1 3
TD1 3NP	TD1 3
TD1 3NQ	TD1 3
TD1 3NR	TD1 3
TD1 3NS	TD1 3
TD1 3NT	TD1 3
TD1 3NU	TD1 3
TD1 3NW	TD1 3
TD1 3NX	TD1 3
TD1 3NY	TD1 3
TD1 3NZ	TD1 3
TD1 3PA	TD1 3
TD1 3PB	TD1 3
TD1 3PD	TD1 3
TD1 3PE	TD1 3
TD1 3PF	TD1 3
TD1 3PG	TD1 3
TD1 3PH	TD1 3
TD1 3PJ	TD1 3
TD1 3PL	TD1 3
TD1 3PN	TD1 3
TD1 3PP	TD1 3
TD1 3PQ	TD1 3
TD1 3PR	TD1 3
TD1 3PS	TD1 3
TD1 3PU	TD1 3
TD1 3PW	TD1 3
TD1 3PX	TD1 3
TD1 3RA	TD1 3
TD1 3RB	TD1 3
TD1 3RD	TD1 3
TD1 3RE	TD1 3
TD1 3RF	TD1 3
TD1 3RG	TD1 3
TD1 3RH	TD1 3
TD1 3RJ	TD1 3
TD1 3RL	TD1 3
TD1 3RN	TD1 3
TD1 3RP	TD1 3

Unit Identifier	Sector
TD1 3RQ	TD1 3
TD1 3RR	TD1 3
TD1 3RS	TD1 3
TD1 3RT	TD1 3
TD1 3RU	TD1 3
TD1 3RW	TD1 3
TD1 3RX	TD1 3
TD1 3RY	TD1 3
TD1 3RZ	TD1 3
TD1 3SA	TD1 3
TD1 3SB	TD1 3
TD1 3SD	TD1 3
TD1 3SE	TD1 3
TD1 3SF	TD1 3
TD1 3SG	TD1 3
TD1 3SH	TD1 3
TD1 3SL	TD1 3
TD1 3SN	TD1 3
TD1 3SP	TD1 3
TD1 3SQ	TD1 3
TD1 3SS	TD1 3
TD1 3ST	TD1 3
TD1 3SU	TD1 3
TD1 3SW	TD1 3
TD1 3TE	TD1 3
TD3 6LD	TD3 6
TD3 6LE	TD3 6
TD3 6LF	TD3 6
TD3 6LG	TD3 6
TD3 6LQ	TD3 6
TD4 6AA	TD4 6
TD4 6AB	TD4 6
TD4 6AD	TD4 6
TD4 6AE	TD4 6
TD4 6AF	TD4 6
TD4 6AG	TD4 6
TD4 6AH	TD4 6
TD4 6AJ	TD4 6
TD4 6AL	TD4 6
TD4 6AN	TD4 6
TD4 6AP	TD4 6
TD4 6AQ	TD4 6
TD4 6AR	TD4 6
TD4 6AS	TD4 6
TD4 6AT	TD4 6

Unit Identifier	Sector
TD4 6AU	TD4 6
TD4 6AW	TD4 6
TD4 6AX	TD4 6
TD4 6AZ	TD4 6
TD4 6BA	TD4 6
TD4 6BD	TD4 6
TD4 6BE	TD4 6
TD4 6BG	TD4 6
TD4 6BH	TD4 6
TD4 6BJ	TD4 6
TD4 6BL	TD4 6
TD4 6BN	TD4 6
TD4 6BQ	TD4 6
TD4 6BS	TD4 6
TD4 6BU	TD4 6
TD4 6BW	TD4 6
TD4 6BX	TD4 6
TD4 6BZ	TD4 6
TD4 6DA	TD4 6
TD4 6DB	TD4 6
TD4 6DE	TD4 6
TD4 6DG	TD4 6
TD4 6DH	TD4 6
TD4 6DJ	TD4 6
TD4 6DL	TD4 6
TD4 6DN	TD4 6
TD4 6DP	TD4 6
TD4 6DQ	TD4 6
TD4 6DR	TD4 6
TD4 6DS	TD4 6
TD4 6DT	TD4 6
TD4 6DU	TD4 6
TD4 6DW	TD4 6
TD4 6DX	TD4 6
TD4 6DY	TD4 6
TD4 6DZ	TD4 6
TD4 6EA	TD4 6
TD4 6EB	TD4 6
TD4 6ED	TD4 6
TD4 6EE	TD4 6
TD4 6EF	TD4 6
TD4 6EG	TD4 6
TD4 6EH	TD4 6
TD4 6EJ	TD4 6
TD4 6EL	TD4 6

Unit Identifier	Sector
TD4 6EN	TD4 6
TD4 6EP	TD4 6
TD4 6EQ	TD4 6
TD4 6ER	TD4 6
TD4 6ES	TD4 6
TD4 6ET	TD4 6
TD4 6EU	TD4 6
TD4 6EW	TD4 6
TD4 6EX	TD4 6
TD4 6EY	TD4 6
TD4 6EZ	TD4 6
TD4 6FA	TD4 6
TD4 6GZ	TD4 6
TD4 6HA	TD4 6
TD4 6HB	TD4 6
TD4 6HD	TD4 6
TD4 6HE	TD4 6
TD4 6HG	TD4 6
TD4 6HH	TD4 6
TD4 6HJ	TD4 6
TD4 6HL	TD4 6
TD4 6HN	TD4 6
TD4 6HP	TD4 6
TD4 6HQ	TD4 6
TD4 6HR	TD4 6
TD4 6HS	TD4 6
TD4 6HT	TD4 6
TD4 6HU	TD4 6
TD4 6HW	TD4 6
TD4 6HX	TD4 6
TD4 6HY	TD4 6
TD4 6HZ	TD4 6
TD4 6JB	TD4 6
TD4 6JD	TD4 6
TD4 6JE	TD4 6
TD4 6JF	TD4 6
TD4 6JG	TD4 6
TD4 6JJ	TD4 6
TD4 6JN	TD4 6
TD5 7PE	TD5 7
TD5 7SB	TD5 7
TD5 7SD	TD5 7
TD5 7SE	TD5 7
TD5 8NP	TD5 8
TD5 8NR	TD5 8

Unit Identifier	Sector
TD5 8NW	TD5 8
TD6 0AA	TD6 0
TD6 0AB	TD6 0
TD6 0AD	TD6 0
TD6 0AE	TD6 0
TD6 0AH	TD6 0
TD6 0AJ	TD6 0
TD6 0AL	TD6 0
TD6 0AN	TD6 0
TD6 0AP	TD6 0
TD6 0AQ	TD6 0
TD6 0AT	TD6 0
TD6 0AU	TD6 0
TD6 0AW	TD6 0
TD6 0AX	TD6 0
TD6 0AY	TD6 0
TD6 0AZ	TD6 0
TD6 0BA	TD6 0
TD6 0BB	TD6 0
TD6 0BD	TD6 0
TD6 0BE	TD6 0
TD6 0BF	TD6 0
TD6 0BG	TD6 0
TD6 0BH	TD6 0
TD6 0BJ	TD6 0
TD6 0BL	TD6 0
TD6 0BN	TD6 0
TD6 0BP	TD6 0
TD6 0BQ	TD6 0
TD6 0BS	TD6 0
TD6 0BT	TD6 0
TD6 0BU	TD6 0
TD6 0BW	TD6 0
TD6 0BX	TD6 0
TD6 0BY	TD6 0
TD6 0BZ	TD6 0
TD6 0DA	TD6 0
TD6 0DB	TD6 0
TD6 0DD	TD6 0
TD6 0DE	TD6 0
TD6 0DF	TD6 0
TD6 0DG	TD6 0
TD6 0DH	TD6 0
TD6 0DJ	TD6 0
TD6 0DL	TD6 0

Unit Identifier	Sector
TD6 0DN	TD6 0
TD6 0DP	TD6 0
TD6 0DQ	TD6 0
TD6 0DS	TD6 0
TD6 0DT	TD6 0
TD6 0DU	TD6 0
TD6 0DW	TD6 0
TD6 0DX	TD6 0
TD6 0DY	TD6 0
TD6 0DZ	TD6 0
TD6 0EA	TD6 0
TD6 0EB	TD6 0
TD6 0ED	TD6 0
TD6 0EE	TD6 0
TD6 0EF	TD6 0
TD6 0EG	TD6 0
TD6 0EL	TD6 0
TD6 0EP	TD6 0
TD6 0ER	TD6 0
TD6 0ES	TD6 0
TD6 0ET	TD6 0
TD6 0EW	TD6 0
TD6 0EX	TD6 0
TD6 0EY	TD6 0
TD6 0HA	TD6 0
TD6 0HB	TD6 0
TD6 0HD	TD6 0
TD6 0HE	TD6 0
TD6 0HF	TD6 0
TD6 0HG	TD6 0
TD6 0HH	TD6 0
TD6 0HJ	TD6 0
TD6 0HP	TD6 0
TD6 0PA	TD6 0
TD6 0PB	TD6 0
TD6 0PD	TD6 0
TD6 0PE	TD6 0
TD6 0PF	TD6 0
TD6 0PG	TD6 0
TD6 0PH	TD6 0
TD6 0PJ	TD6 0
TD6 0PL	TD6 0
TD6 0PN	TD6 0
TD6 0PP	TD6 0
TD6 0PQ	TD6 0

Unit Identifier	Sector
TD6 0PS	TD6 0
TD6 0PU	TD6 0
TD6 0PW	TD6 0
TD6 0PX	TD6 0
TD6 0PY	TD6 0
TD6 0PZ	TD6 0
TD6 0QA	TD6 0
TD6 0QB	TD6 0
TD6 0QE	TD6 0
TD6 0QF	TD6 0
TD6 0QG	TD6 0
TD6 0QH	TD6 0
TD6 0QJ	TD6 0
TD6 0QL	TD6 0
TD6 0QN	TD6 0
TD6 0QP	TD6 0
TD6 0QQ	TD6 0
TD6 0QR	TD6 0
TD6 0QS	TD6 0
TD6 0QT	TD6 0
TD6 0QU	TD6 0
TD6 0QW	TD6 0
TD6 0QX	TD6 0
TD6 0QY	TD6 0
TD6 0QZ	TD6 0
TD6 0RH	TD6 0
TD6 0RJ	TD6 0
TD6 0RL	TD6 0
TD6 0RN	TD6 0
TD6 0RP	TD6 0
TD6 0RQ	TD6 0
TD6 0RR	TD6 0
TD6 0RS	TD6 0
TD6 0RT	TD6 0
TD6 0RU	TD6 0
TD6 0RW	TD6 0
TD6 0RX	TD6 0
TD6 0RY	TD6 0
TD6 0RZ	TD6 0
TD6 0SB	TD6 0
TD6 0SD	TD6 0
TD6 0SE	TD6 0
TD6 0SF	TD6 0
TD6 0SG	TD6 0
TD6 0SH	TD6 0

Unit Identifier	Sector
TD6 0SJ	TD6 0
TD6 0SL	TD6 0
TD6 0SN	TD6 0
TD6 0SP	TD6 0
TD6 0SQ	TD6 0
TD6 0SR	TD6 0
TD6 0SS	TD6 0
TD6 0ST	TD6 0
TD6 0SU	TD6 0
TD6 0SW	TD6 0
TD6 0SX	TD6 0
TD6 0SY	TD6 0
TD6 0SZ	TD6 0
TD6 0TB	TD6 0
TD6 9AA	TD6 9
TD6 9AB	TD6 9
TD6 9AD	TD6 9
TD6 9AE	TD6 9
TD6 9AF	TD6 9
TD6 9AG	TD6 9
TD6 9AH	TD6 9
TD6 9AJ	TD6 9
TD6 9AL	TD6 9
TD6 9AN	TD6 9
TD6 9AP	TD6 9
TD6 9AQ	TD6 9
TD6 9AR	TD6 9
TD6 9AS	TD6 9
TD6 9AT	TD6 9
TD6 9AU	TD6 9
TD6 9AW	TD6 9
TD6 9AX	TD6 9
TD6 9AY	TD6 9
TD6 9BB	TD6 9
TD6 9BD	TD6 9
TD6 9BE	TD6 9
TD6 9BF	TD6 9
TD6 9BG	TD6 9
TD6 9BH	TD6 9
TD6 9BJ	TD6 9
TD6 9BL	TD6 9
TD6 9BN	TD6 9
TD6 9BQ	TD6 9
TD6 9BT	TD6 9
TD6 9BU	TD6 9

Unit Identifier	Sector
TD6 9BW	TD6 9
TD6 9BX	TD6 9
TD6 9BZ	TD6 9
TD6 9DA	TD6 9
TD6 9DD	TD6 9
TD6 9DE	TD6 9
TD6 9DF	TD6 9
TD6 9DG	TD6 9
TD6 9DJ	TD6 9
TD6 9DL	TD6 9
TD6 9DN	TD6 9
TD6 9DP	TD6 9
TD6 9DQ	TD6 9
TD6 9DR	TD6 9
TD6 9DS	TD6 9
TD6 9DT	TD6 9
TD6 9DU	TD6 9
TD6 9DW	TD6 9
TD6 9DX	TD6 9
TD6 9DY	TD6 9
TD6 9DZ	TD6 9
TD6 9EB	TD6 9
TD6 9ED	TD6 9
TD6 9EE	TD6 9
TD6 9EF	TD6 9
TD6 9EJ	TD6 9
TD6 9EL	TD6 9
TD6 9EN	TD6 9
TD6 9EP	TD6 9
TD6 9EQ	TD6 9
TD6 9ER	TD6 9
TD6 9EW	TD6 9
TD6 9HA	TD6 9
TD6 9HB	TD6 9
TD6 9HD	TD6 9
TD6 9HE	TD6 9
TD6 9HF	TD6 9
TD6 9HG	TD6 9
TD6 9HH	TD6 9
TD6 9HJ	TD6 9
TD6 9HL	TD6 9
TD6 9HP	TD6 9
TD6 9HQ	TD6 9
TD6 9HR	TD6 9
TD6 9HS	TD6 9

Unit Identifier	Sector
TD6 9HT	TD6 9
TD6 9HU	TD6 9
TD6 9HW	TD6 9
TD6 9HX	TD6 9
TD6 9HY	TD6 9
TD6 9HZ	TD6 9
TD6 9JA	TD6 9
TD6 9JB	TD6 9
TD6 9JD	TD6 9
TD6 9JE	TD6 9
TD6 9JF	TD6 9
TD6 9JH	TD6 9
TD6 9JJ	TD6 9
TD6 9JN	TD6 9
TD6 9JP	TD6 9
TD6 9JR	TD6 9
TD6 9JS	TD6 9
TD6 9JT	TD6 9
TD6 9JU	TD6 9
TD6 9JW	TD6 9
TD6 9LA	TD6 9
TD6 9LB	TD6 9
TD6 9LD	TD6 9
TD6 9LE	TD6 9
TD6 9LF	TD6 9
TD6 9LG	TD6 9
TD6 9LH	TD6 9
TD6 9LJ	TD6 9
TD6 9LL	TD6 9
TD6 9LP	TD6 9
TD6 9LQ	TD6 9
TD6 9LR	TD6 9
TD6 9LS	TD6 9
TD6 9LT	TD6 9
TD6 9LU	TD6 9
TD6 9LW	TD6 9
TD6 9LX	TD6 9
TD6 9LY	TD6 9
TD6 9LZ	TD6 9
TD6 9NA	TD6 9
TD6 9NB	TD6 9
TD6 9ND	TD6 9
TD6 9NE	TD6 9
TD6 9NG	TD6 9
TD6 9NH	TD6 9

Unit Identifier	Sector
TD6 9NJ	TD6 9
TD6 9NL	TD6 9
TD6 9NP	TD6 9
TD6 9NQ	TD6 9
TD6 9NS	TD6 9
TD6 9NT	TD6 9
TD6 9NW	TD6 9
TD6 9PA	TD6 9
TD6 9PB	TD6 9
TD6 9PE	TD6 9
TD6 9PG	TD6 9
TD6 9PL	TD6 9
TD6 9PN	TD6 9
TD6 9PP	TD6 9
TD6 9PQ	TD6 9
TD6 9PR	TD6 9
TD6 9PS	TD6 9
TD6 9PT	TD6 9
TD6 9PU	TD6 9
TD6 9PW	TD6 9
TD6 9PX	TD6 9
TD6 9PY	TD6 9
TD6 9PZ	TD6 9
TD6 9QE	TD6 9
TD6 9QF	TD6 9
TD6 9QG	TD6 9
TD6 9QH	TD6 9
TD6 9QJ	TD6 9
TD6 9QL	TD6 9
TD6 9QN	TD6 9
TD6 9QP	TD6 9
TD6 9QQ	TD6 9
TD6 9QR	TD6 9
TD6 9QS	TD6 9
TD6 9QT	TD6 9
TD6 9QU	TD6 9
TD6 9QW	TD6 9
TD6 9QX	TD6 9
TD6 9QY	TD6 9
TD6 9QZ	TD6 9
TD6 9RA	TD6 9
TD6 9RB	TD6 9
TD6 9RD	TD6 9
TD6 9RE	TD6 9
TD6 9RF	TD6 9

Unit Identifier	Sector
TD6 9RG	TD6 9
TD6 9RH	TD6 9
TD6 9RJ	TD6 9
TD6 9RL	TD6 9
TD6 9RN	TD6 9
TD6 9RP	TD6 9
TD6 9RQ	TD6 9
TD6 9RR	TD6 9
TD6 9RS	TD6 9
TD6 9RU	TD6 9
TD6 9RW	TD6 9
TD6 9RX	TD6 9
TD6 9RY	TD6 9
TD6 9RZ	TD6 9
TD6 9SA	TD6 9
TD6 9SB	TD6 9
TD6 9SD	TD6 9
TD6 9SE	TD6 9
TD6 9SF	TD6 9
TD6 9SG	TD6 9
TD6 9SH	TD6 9
TD6 9SL	TD6 9
TD6 9SN	TD6 9
TD6 9SP	TD6 9
TD6 9SQ	TD6 9
TD6 9SR	TD6 9
TD6 9SS	TD6 9
TD6 9ST	TD6 9
TD6 9SU	TD6 9
TD6 9SW	TD6 9
TD6 9SX	TD6 9
TD6 9SZ	TD6 9
TD7 4AA	TD7 4
TD7 4AB	TD7 4
TD7 4AD	TD7 4
TD7 4AE	TD7 4
TD7 4AF	TD7 4
TD7 4AG	TD7 4
TD7 4AH	TD7 4
TD7 4AJ	TD7 4
TD7 4AL	TD7 4
TD7 4AN	TD7 4
TD7 4AP	TD7 4
TD7 4AQ	TD7 4
TD7 4AR	TD7 4

Unit Identifier	Sector
TD7 4AS	TD7 4
TD7 4AT	TD7 4
TD7 4AU	TD7 4
TD7 4AW	TD7 4
TD7 4AX	TD7 4
TD7 4AY	TD7 4
TD7 4AZ	TD7 4
TD7 4BA	TD7 4
TD7 4BB	TD7 4
TD7 4BD	TD7 4
TD7 4BE	TD7 4
TD7 4BF	TD7 4
TD7 4BG	TD7 4
TD7 4BH	TD7 4
TD7 4BJ	TD7 4
TD7 4BL	TD7 4
TD7 4BQ	TD7 4
TD7 4BS	TD7 4
TD7 4BT	TD7 4
TD7 4BY	TD7 4
TD7 4BZ	TD7 4
TD7 4DB	TD7 4
TD7 4DD	TD7 4
TD7 4DE	TD7 4
TD7 4DG	TD7 4
TD7 4DH	TD7 4
TD7 4DJ	TD7 4
TD7 4DL	TD7 4
TD7 4DN	TD7 4
TD7 4DP	TD7 4
TD7 4DQ	TD7 4
TD7 4DR	TD7 4
TD7 4DS	TD7 4
TD7 4DT	TD7 4
TD7 4DU	TD7 4
TD7 4DW	TD7 4
TD7 4DX	TD7 4
TD7 4DY	TD7 4
TD7 4DZ	TD7 4
TD7 4EA	TD7 4
TD7 4EB	TD7 4
TD7 4ED	TD7 4
TD7 4EE	TD7 4
TD7 4EF	TD7 4
TD7 4EG	TD7 4

Unit Identifier	Sector
TD7 4EH	TD7 4
TD7 4EJ	TD7 4
TD7 4EL	TD7 4
TD7 4EN	TD7 4
TD7 4EP	TD7 4
TD7 4EQ	TD7 4
TD7 4ER	TD7 4
TD7 4ES	TD7 4
TD7 4ET	TD7 4
TD7 4EU	TD7 4
TD7 4EW	TD7 4
TD7 4EX	TD7 4
TD7 4EY	TD7 4
TD7 4EZ	TD7 4
TD7 4HA	TD7 4
TD7 4HE	TD7 4
TD7 4HF	TD7 4
TD7 4HG	TD7 4
TD7 4HH	TD7 4
TD7 4HJ	TD7 4
TD7 4HL	TD7 4
TD7 4HN	TD7 4
TD7 4HP	TD7 4
TD7 4HQ	TD7 4
TD7 4HR	TD7 4
TD7 4HS	TD7 4
TD7 4HT	TD7 4
TD7 4HU	TD7 4
TD7 4HW	TD7 4
TD7 4HX	TD7 4
TD7 4HY	TD7 4
TD7 4HZ	TD7 4
TD7 4JA	TD7 4
TD7 4JB	TD7 4
TD7 4JD	TD7 4
TD7 4JE	TD7 4
TD7 4JF	TD7 4
TD7 4JP	TD7 4
TD7 4JR	TD7 4
TD7 4JS	TD7 4
TD7 4JW	TD7 4
TD7 4JX	TD7 4
TD7 4JY	TD7 4
TD7 4JZ	TD7 4
TD7 4LA	TD7 4

Unit Identifier	Sector
TD7 4LB	TD7 4
TD7 4LE	TD7 4
TD7 4LF	TD7 4
TD7 4LG	TD7 4
TD7 4LH	TD7 4
TD7 4LJ	TD7 4
TD7 4LL	TD7 4
TD7 4LN	TD7 4
TD7 4LP	TD7 4
TD7 4LQ	TD7 4
TD7 4LR	TD7 4
TD7 4LS	TD7 4
TD7 4LT	TD7 4
TD7 4LU	TD7 4
TD7 4LX	TD7 4
TD7 4LY	TD7 4
TD7 4LZ	TD7 4
TD7 4NA	TD7 4
TD7 4NB	TD7 4
TD7 4ND	TD7 4
TD7 4NE	TD7 4
TD7 4NF	TD7 4
TD7 4NH	TD7 4
TD7 4NN	TD7 4
TD7 4NP	TD7 4
TD7 4NQ	TD7 4
TD7 4NR	TD7 4
TD7 4NS	TD7 4
TD7 4NT	TD7 4
TD7 4NU	TD7 4
TD7 4NW	TD7 4
TD7 4NX	TD7 4
TD7 4NY	TD7 4
TD7 4NZ	TD7 4
TD7 4PA	TD7 4
TD7 4PB	TD7 4
TD7 4PD	TD7 4
TD7 4PE	TD7 4
TD7 4PF	TD7 4
TD7 4PG	TD7 4
TD7 4PH	TD7 4
TD7 4PJ	TD7 4
TD7 4PQ	TD7 4
TD7 4PR	TD7 4
TD7 4PS	TD7 4

Unit Identifier	Sector
TD7 4PT	TD7 4
TD7 4PU	TD7 4
TD7 4PX	TD7 4
TD7 4PY	TD7 4
TD7 4PZ	TD7 4
TD7 4QA	TD7 4
TD7 4QB	TD7 4
TD7 4QD	TD7 4
TD7 4QE	TD7 4
TD7 4QF	TD7 4
TD7 4QG	TD7 4
TD7 4QJ	TD7 4
TD7 4QL	TD7 4
TD7 4QN	TD7 4
TD7 4QW	TD7 4
TD7 4RU	TD7 4
TD7 5AA	TD7 5
TD7 5AB	TD7 5
TD7 5AD	TD7 5
TD7 5AE	TD7 5
TD7 5AF	TD7 5
TD7 5AG	TD7 5
TD7 5AH	TD7 5
TD7 5AJ	TD7 5
TD7 5AL	TD7 5
TD7 5AN	TD7 5
TD7 5AP	TD7 5
TD7 5AQ	TD7 5
TD7 5AR	TD7 5
TD7 5AS	TD7 5
TD7 5AT	TD7 5
TD7 5AU	TD7 5
TD7 5AW	TD7 5
TD7 5AX	TD7 5
TD7 5AY	TD7 5
TD7 5AZ	TD7 5
TD7 5BA	TD7 5
TD7 5BB	TD7 5
TD7 5BD	TD7 5
TD7 5BE	TD7 5
TD7 5BG	TD7 5
TD7 5BH	TD7 5
TD7 5BJ	TD7 5
TD7 5BL	TD7 5
TD7 5BN	TD7 5

Unit Identifier	Sector
TD7 5BP	TD7 5
TD7 5BQ	TD7 5
TD7 5BS	TD7 5
TD7 5BU	TD7 5
TD7 5BW	TD7 5
TD7 5BX	TD7 5
TD7 5BY	TD7 5
TD7 5BZ	TD7 5
TD7 5DA	TD7 5
TD7 5DB	TD7 5
TD7 5DD	TD7 5
TD7 5DE	TD7 5
TD7 5DF	TD7 5
TD7 5DG	TD7 5
TD7 5DJ	TD7 5
TD7 5DL	TD7 5
TD7 5DN	TD7 5
TD7 5DP	TD7 5
TD7 5DQ	TD7 5
TD7 5DR	TD7 5
TD7 5DS	TD7 5
TD7 5DT	TD7 5
TD7 5DU	TD7 5
TD7 5DW	TD7 5
TD7 5DX	TD7 5
TD7 5DZ	TD7 5
TD7 5EA	TD7 5
TD7 5ED	TD7 5
TD7 5EJ	TD7 5
TD7 5ET	TD7 5
TD7 5EU	TD7 5
TD7 5EY	TD7 5
TD7 5EZ	TD7 5
TD7 5HA	TD7 5
TD7 5HB	TD7 5
TD7 5HD	TD7 5
TD7 5HE	TD7 5
TD7 5HH	TD7 5
TD7 5HJ	TD7 5
TD7 5HL	TD7 5
TD7 5HN	TD7 5
TD7 5HQ	TD7 5
TD7 5JH	TD7 5
TD7 5JJ	TD7 5
TD7 5JL	TD7 5

Unit Identifier	Sector
TD7 5JN	TD7 5
TD7 5JQ	TD7 5
TD7 5JW	TD7 5
TD7 5JY	TD7 5
TD7 5JZ	TD7 5
TD7 5LR	TD7 5
TD7 5LS	TD7 5
TD7 5LT	TD7 5
TD7 5LU	TD7 5
TD7 5LZ	TD7 5
TD7 5NA	TD7 5
TD7 5NB	TD7 5
TD7 5NY	TD7 5
TD1 1LS	TD1 1
TD1 1LT	TD1 1
TD1 1NE	TD1 1
TD1 1TG	TD1 1
TD1 1TG	TD1 1
TD1 1LJ	TD1 1
TD1 3DX	TD1 3
TD1 3DF	TD1 3
TD1 3DU	TD1 3
TD7 5EB	TD7 5
TD7 5EF	TD7 5
TD7 5EQ	TD7 5
TD7 5EQ	TD7 5
TD7 5EE	TD7 5
TD6 9BA	TD6 9

North Etrick & Lauderdale Housing Market Area – Postcode Units

Source: GROS August 2006

Unit Identifier	Sector
EH37 5XT	EH37 5
EH38 5YA	EH38 5
EH38 5YB	EH38 5
EH38 5YD	EH38 5
EH38 5YE	EH38 5
EH38 5YF	EH38 5
EH38 5YG	EH38 5
EH38 5YN	EH38 5
EH38 5YP	EH38 5
EH38 5YR	EH38 5
EH38 5YS	EH38 5
EH38 5YT	EH38 5
EH38 5YW	EH38 5
TD1 2NF	TD1 2
TD1 2NG	TD1 2
TD1 2NQ	TD1 2
TD1 2QA	TD1 2
TD1 2QB	TD1 2
TD1 2QD	TD1 2
TD1 2QL	TD1 2
TD1 2QN	TD1 2
TD1 2QP	TD1 2
TD1 2QR	TD1 2
TD1 2QS	TD1 2
TD1 2QT	TD1 2
TD1 2QU	TD1 2
TD1 2QW	TD1 2
TD1 2QX	TD1 2
TD1 2QY	TD1 2
TD1 2RA	TD1 2
TD1 2RB	TD1 2
TD1 2RD	TD1 2
TD1 2RE	TD1 2
TD1 2RF	TD1 2
TD1 2RG	TD1 2
TD1 2RH	TD1 2
TD1 2RJ	TD1 2
TD1 2RL	TD1 2

Unit Identifier	Sector
TD1 2RN	TD1 2
TD1 2RP	TD1 2
TD1 2RQ	TD1 2
TD1 2RS	TD1 2
TD1 2RW	TD1 2
TD1 2RX	TD1 2
TD1 2RY	TD1 2
TD1 2RZ	TD1 2
TD1 2SB	TD1 2
TD1 2SD	TD1 2
TD1 2SE	TD1 2
TD1 2SF	TD1 2
TD1 2SH	TD1 2
TD1 2SJ	TD1 2
TD1 2SL	TD1 2
TD1 2SN	TD1 2
TD1 2SP	TD1 2
TD1 2SQ	TD1 2
TD1 2SR	TD1 2
TD1 2SS	TD1 2
TD1 2ST	TD1 2
TD1 2SU	TD1 2
TD1 2SW	TD1 2
TD1 2SX	TD1 2
TD1 2SY	TD1 2
TD1 2SZ	TD1 2
TD1 2TA	TD1 2
TD1 2TB	TD1 2
TD1 2TD	TD1 2
TD1 2TE	TD1 2
TD1 2TH	TD1 2
TD1 2TJ	TD1 2
TD2 6NZ	TD2 6
TD2 6PA	TD2 6
TD2 6PB	TD2 6
TD2 6PD	TD2 6
TD2 6PE	TD2 6
TD2 6PF	TD2 6

Unit Identifier	Sector
TD2 6PG	TD2 6
TD2 6PH	TD2 6
TD2 6PJ	TD2 6
TD2 6PL	TD2 6
TD2 6PN	TD2 6
TD2 6PP	TD2 6
TD2 6PQ	TD2 6
TD2 6PR	TD2 6
TD2 6PS	TD2 6
TD2 6PT	TD2 6
TD2 6PU	TD2 6
TD2 6PW	TD2 6
TD2 6PX	TD2 6
TD2 6PY	TD2 6
TD2 6PZ	TD2 6
TD2 6QA	TD2 6
TD2 6QB	TD2 6
TD2 6QD	TD2 6
TD2 6QE	TD2 6
TD2 6QF	TD2 6
TD2 6QH	TD2 6
TD2 6QJ	TD2 6
TD2 6QL	TD2 6
TD2 6QN	TD2 6
TD2 6QP	TD2 6
TD2 6QQ	TD2 6
TD2 6QR	TD2 6
TD2 6QS	TD2 6
TD2 6QT	TD2 6
TD2 6QU	TD2 6
TD2 6QW	TD2 6
TD2 6QX	TD2 6
TD2 6QY	TD2 6
TD2 6QZ	TD2 6
TD2 6RA	TD2 6
TD2 6RB	TD2 6
TD2 6RD	TD2 6
TD2 6RE	TD2 6

Unit Identifier	Sector
TD2 6RF	TD2 6
TD2 6RG	TD2 6
TD2 6RJ	TD2 6
TD2 6RL	TD2 6
TD2 6RN	TD2 6
TD2 6RP	TD2 6
TD2 6RQ	TD2 6
TD2 6RS	TD2 6
TD2 6RT	TD2 6
TD2 6RU	TD2 6
TD2 6RW	TD2 6
TD2 6RX	TD2 6
TD2 6RY	TD2 6
TD2 6RZ	TD2 6
TD2 6SA	TD2 6
TD2 6SB	TD2 6
TD2 6SD	TD2 6
TD2 6SE	TD2 6
TD2 6SF	TD2 6
TD2 6SG	TD2 6
TD2 6SJ	TD2 6
TD2 6SL	TD2 6
TD2 6SN	TD2 6
TD2 6SP	TD2 6
TD2 6SR	TD2 6
TD2 6SS	TD2 6
TD2 6ST	TD2 6
TD2 6SU	TD2 6
TD2 6SW	TD2 6
TD2 6SX	TD2 6
TD2 6SY	TD2 6
TD2 6SZ	TD2 6
TD2 6TD	TD2 6
TD2 6TE	TD2 6
TD2 6TF	TD2 6
TD2 6TG	TD2 6
TD2 6TH	TD2 6
TD2 6TJ	TD2 6
TD2 6TL	TD2 6
TD2 6TN	TD2 6
TD2 6TP	TD2 6
TD2 6TQ	TD2 6
TD2 6TR	TD2 6
TD2 6TS	TD2 6
TD2 6TT	TD2 6

Unit Identifier	Sector
TD2 6TU	TD2 6
TD2 6TW	TD2 6
TD2 6TX	TD2 6
TD2 6TY	TD2 6
TD2 6UA	TD2 6
TD2 6UB	TD2 6